



CITY OF BRISTOL
111 NORTH MAIN STREET, BRISTOL, CT. 06010
BUILDING DEPARTMENT

TO: Mayor Cockayne

FROM: Guy R. Morin, Chief Building Official, Robert Grimaldi, Fire Marshal

SUBJECT: Memorial Boulevard School

RE: List of required items to use building for any use.

DATE: August 4, 2015

Mayor;

At your request, Fire Marshal Grimaldi and I brainstormed with our respective staff and tried to provide the following list of building and Fire code requirements for the Memorial Boulevard Building. This is out of the ordinary as our main function under the state statutes is to review submitted plans, not design or compose proposed plans for building construction or renovations.

With that said, we are making the following recommendations:

- 1) To use the existing Auditorium/Theater without completing the required renovations on the entire building we are recommending that the theater section of the building along with all required bathrooms, egress areas including hallways, doors and any support rooms be physically separated from the remainder of the structure by the construction of a "Fire Wall Separation". This step allows that the theater area be renovated and used without having to renovate the whole structure.
- 2) Prior to making any recommendations on the part of the building not being used as a theater, the exact uses and locations of those uses within the building have to be defined. The code requirements will vary greatly depending on the type of use in each area and how that use relates to the adjacent uses.
- 3) Page 2 of the DRA report was items that we provided to them for the Theater Renovation and apparently were regurgitated for the report.
- 4) See Attached Page 2 of DRA report.
- 5) Also, the additional requirement of bringing the space up to code with respect to the 2009 ICC State Energy Code.
- 6) Obtain "Site Plan Approval" from the Zoning Commission. This step entails the development of a site plan showing parking, lighting, walkways, drainage and any other requirement under the Bristol Zoning Regulations.

In summary, the existing theater space in the Memorial Boulevard School Building cannot be used unless it is renovated and made code compliant.

C. Theater Renovations (21,300 S.F.):**\$3,500,000**

1. New ADA compliant toilet facilities on the level below and above Main Theater. Total number of toilet fixtures shall comply with Gender Potty Parity as required by code for Places of Assembly
2. Renovate existing spaces to create new Ticket Sales Office, Theater Administrative Offices and Public Waiting Areas
3. Code upgrade and general renovations of all spaces on the theater side starting with the level below the main floor, main floor, lower balcony, upper balcony, orchestra enclosure, extension of stage and platform lift to the stage
4. Break through existing exterior walls to connect all levels from Sub-Basement to the Upper Balcony on the theater side with the new elevator lobbies.
5. Modifications to stair handrails, treads and risers to meet current codes
6. Modifications to the lower and upper balcony seating to create ADA/Companion seating complying with sight line requirements per code
7. New ADA compliant signage with Braille
8. New doors and hardware to comply with ADA - existing frames to remain
9. Modify existing entrance/exit to serve as the Main Entrance capable of allowing exit for the 2/3 of total auditorium occupancy to meet current codes
10. Provide "Floor Proximity Egress Path Marking" and associated lighting to meet current codes
11. Patch, repair and/or provide new, as the case may be, floor, wall and ceiling finishes in renovated Theater areas as described in Line # 3 above.
12. Provide ADA required assisted hearing system for the theater
13. Remove existing and provide new rooftop unit to serve renovated areas as described in Line # 3 above.
14. New Voice Evacuation System including battery backup as required by code
15. Upgrade existing Fire Alarm system to meet current codes
16. Upgrade existing Exit Light system to meet current codes
17. Upgrade emergency light system to meet current codes
18. Please note that amenities of stage lighting and a sound system are not included in this estimate.
19. Existing hot water loop shall supply hot water to new toilets in the Theater area.
20. Existing electrical panels shall feed new electrical systems in the renovated Theater.